



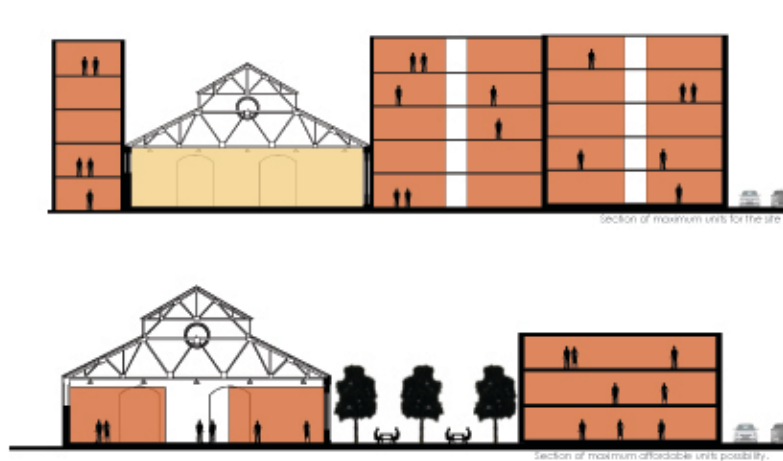
Axonometric rendering of affordable rate volumetric study.



Axonometric rendering of market rate volumetric study.



Axonometric rendering of market and affordable rate volumetric study.



Section of maximum units for the site

Section of maximum affordable units possibility.

Development Option 4: Housing

Whenever possible, the City of Charleston looks for opportunities to increase its stock of affordable housing; thus the impetus to consider it as a use for the Trolley Barn. Because this historic structure offers a large open space, while housing is comprised of a large number of small rooms, the match is not promising. This study examines the ways to insert housing into the Barn while trying to preserve a sense of interior open space, light, and historic character. For comparison purposes, we modeled affordable, market, and a combination of units.

Key Issues and Strategies:

- Create **visibility to outdoor areas from all housing units** by replacing existing infill buildings with green areas and courtyards.
- Preserve some way to experience the historic volume of the Trolley Barn.
- Provide **adequate parking**.

Advantages

- Housing is compatible with the existing neighborhood.

Disadvantages

- **High development costs to low/medium return.**
- All housing schemes **sacrifice the historic character and volume.**
- **No public use** for this significant edifice.
- Generates **little urban life** on Meeting Street.

Program

Site square feet	78,900
Affordable Building square feet	52,500
Number of Units	31
Circulation Space	6,000
Market Building square feet	41,000
Number of Units	24
Circulation Space	6,000
Market and Affordable Building square feet	41,000
Number of units	24
Circulation Space	6,000
Parking square feet	16,407
Number of spots available	38 (parking plan 1B)
Number of spots available	30 (parking plan 1A)



Warehouse Works Factory, Pennsylvania



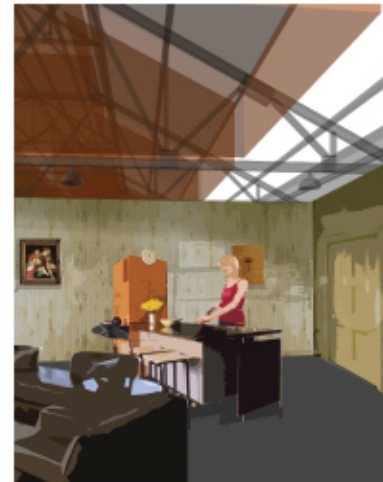
Exterior photo of Walnut Grove Commons, California



Ayer Lofts



Rendering of the courtyard



Rendering of the interior of an apartment inside the Trolley Barn